059.0	0002	0002.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	843,400 /	843,400
					USE VALUE:	843,400 /	843,400
					ASSESSED:	843,400 /	843,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2	-12	PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEPANIAN KRIKOR & ARMINE
Owner 2:	
Owner 3:	
Street 1:	127 JOHNSON RD
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	KRIKOR STEPANIAN -
Owner 2:	-
Street 1:	127 JOHNSON RD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 4,610 Sq. Ft. of land mainly classified as Store with a Store Building built about 1926, having primarily Brick Exterior and 3640 Square Feet, with 4 Units, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	4610.000	346,400		497,000	843,400
Total Card	0.106	346,400		497,000	843,400
Total Parcel	0.106	346,400		497,000	843,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 231.70 | /Parcel: 231.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 059.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	FV	348,400	0	4,610.	488,900	837,300	837,300	Year End Roll	12/18/2019
2019	325	FV	332,300	0	4,610.	456,300	788,600	788,600	Year End Roll	1/3/2019
2018	325	FV	323,900	0	4,610.	407,400	731,300	731,300	Year End Roll	12/20/2017
2017	325	FV	323,900	0	4,610.	358,500	682,400	682,400	Year End Roll	1/3/2017
2016	325	FV	323,900	0	4,610.	268,900	592,800	592,800	Year End	1/4/2016
2015	325	FV	291,000	0	4,610.	207,500	498,500	498,500	Year End Roll	12/11/2014
2014	325	FV	291,000	0	4,610.	207,500	498,500	498,500	Year End Roll	12/16/2013
2013	325	FV	291,000	0	4,610.	207,500	498,500	498,500		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRIKOR STEPANIA	71535-48	1	8/28/2018	Convenience	1	No	No		
	13900-553		2/1/1980		94,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/24/2014	1591	Sign	500					
5/5/2010	400	Sign	400					
8/3/2009	663	New Wind	1,500					
4/22/2003	283	Redo Bat	11,200	C				
10/24/2001	799	Sign	1,800	C				
10/21/1992	529	Re-Roof	3,100	C				ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2019	I & E Return	JO	Jenny O
7/30/2018	Mail Update	MM	Mary M
6/27/2018	Meas/Inspect	HS	Hanne S
3/15/2017	I & E Return	EMK	Ellen K
5/2/2016	I & E Return	MM	Mary M
3/20/2009	Meas/Inspect	197	PATRIOT
8/1/2005	Inspected	BR	B Rossignol
5/15/2000	Meas/Inspect	263	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		4610		Sq. Ft.	Site		0	30.5	3.53	CA									496,998						497,000	

Total AC/HA: 0.10583 | Total SF/SM: 4610 | Parcel LUC: 325 | Store | Prime NB Desc: COMM AVG | Total: 496,998 | Spl Credit | Total: 497,000

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 39210
GIS Ref:
GIS Ref:
Insp Date: 06/27/18

!5193!

PRINT

Date	Time
12/10/20	20:06:57

LAST REV

Date	Time
06/05/19	10:23:44

apro

PAT ACCT.: 5193

USER DEFINED

Prior Id # 1:	39210
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	14 - Asphalt Tile		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	4		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	Average
A HBth:	1	Rating:	Very Good
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.07472527
Const Adj.:	0.99293035
Adj $ / SQ:	106.713
Other Features:	15548
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	520513
Depreciation:	182179
Depreciated Total:	338333

COMMENTS

1926 / PETER PAN CONVIENCE / TATTOO STUDIO, GREAT LENGTHS HAIR SALON, PARK AVE WELLNESS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	3

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

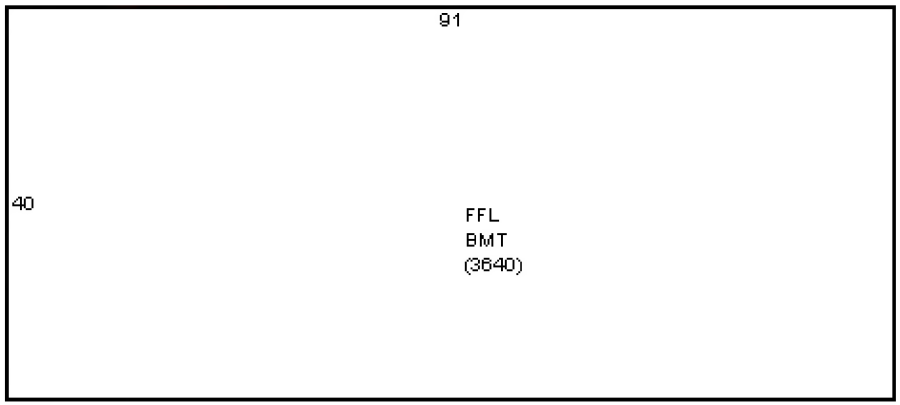
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	106.71
Special Features:	8100	Val/Su Net:	47.58
Final Total:	346400	Val/Su SzAd	95.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	3,640	32.010	116,530
FFL	First Floor	3,640	106.710	388,434

Net Sketched Area:	7,280	Total:	504,964
Size Ad	3640	Gross Are	7280	FinArea	3640
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 059.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
81	Cooler	D	S	1	6X25	A	AV	2000	63.33	T	15.2	325			8,100			8,100

More:	N	Total Yard Items:		Total Special Featues:	8,100	Total:	8,100

IMAGE

AssessPro Patriot Properties, Inc